



## SECOND EARLY DESIGN GUIDANCE OF THE SOUTHWEST DESIGN REVIEW BOARD

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Project Number: 3015843

Address: 2626 Alki Avenue SW

Applicant: Neal Thompson, Roger Newell Architects

Date of Meeting: Thursday, July 17, 2014

Board Members Present: Laird Bennion (Chair)  
Todd Bronk  
T. Frick McNamara  
Daniel Skaggs  
Matt Zinski

Board Members Absent: None

DPD Staff Present: Lindsay King

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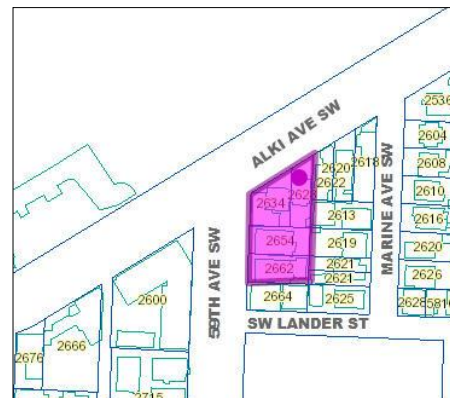
### SITE & VICINITY

Site Zone: Split zoned Neighborhood Commercial (NC1-30) and Lowrise Two (LR2)

Nearby Zones: North: NC1-30  
South: LR2  
East: NC1-30/LR1  
West: NC1-30

Lot Area: 13,706 sq. ft.

Current Development: Apartment Building and Single Family Residence



**Surrounding Development:** The subject site is located on the southeast corner of Alki Avenue SW and 59th Avenue SW. The subject lot is split zoned: the north half is located in the NC1-30 zone and the south half is in the Lowrise Two (LR2) multifamily zone. Alki Beach is located directly opposite the subject lot, across Alki Avenue SW. Alki Avenue SW serves as the primary vehicular, pedestrian and retail corridor for the neighborhood. Zoning along Alki Avenue SW is primarily Neighborhood Commercial 1 with a 30-foot height limit (NC1-30). To the east, along the south portion of the site, the zoning transitions to Lowrise 1 (LR1). To the south, across SW Lander Street, the zoning transitions to single family. A public park is located on the block south of SW Lander Street. To the west, zoning is a mix of NC1-30 along Alki Avenue SW and LR1 for the parcels south of Alki Avenue SW.

**ECAs:** None

**Neighborhood Character:** Alki Avenue SW serves as a commercial corridor. Parcels not adjacent to Alki Avenue SW are generally zoned multifamily which then transitions to single family to the south. The neighborhood consists of small one to three story commercial, mixed-use and residential structures along Alki Avenue SW. The adjacent streets contain a combination of multifamily and single family homes.

## **PROJECT DESCRIPTION**

Early Design Guidance application for a 3-story apartment building with 16 residential units and parking for 21 vehicles. Parking will be at ground level. The existing single family residence and four plex are to be demolished.

**EARLY DESIGN GUIDANCE MEETING: February 20, 2014**

## **DESIGN PRESENTATION**

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number (3015843) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The EDG packet is also available to view in the project file (project number 3015843), by contacting the Public Resource Center at DPD:

**Mailing Public Resource Center**

**Address:** 700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

The applicant presented four design alternatives. Each option includes a mixed use development with commercial space along Alki Avenue SW. Required parking is provided at grade adjacent to 59<sup>th</sup> Avenue SW.

Massing Scheme One includes two three-story buildings. The first building is wedge shaped and is located along Alki Avenue SW. The building is located entirely within the commercial zone. Building one provides ground level commercial space with three live work units on floor two. The third floor contains an additional four residential units. A residential lobby is located on 59<sup>th</sup> Avenue SW behind the commercial space fronting on Alki Avenue SW. Directly behind the first building is the driveway access from 59<sup>th</sup> Avenue SW. Surface parking is provided for 26 parking stalls at grade. The second building is located over a portion of the surface parking area and contains a total of eight residential units with four on each floor. The residential lobby is located at the center of the building adjacent to 59<sup>th</sup> Avenue SW. Amenity space is provided at grade at the perimeter of the site surrounding the surface parking area.

Massing Scheme Two includes one three-story building. The building has a wedge shaped massing that is located adjacent to the Alki Avenue SW street property line and the 59<sup>th</sup> Avenue SW property line. The building massing is setback from the west, east and south property line according to lowrise setback standards. Ground level commercial space is provided along Alki Avenue SW. A residential lobby is located on 59<sup>th</sup> Avenue SW adjacent to the commercial space on Alki Avenue SW. Floor two contains four live work units within the commercial zone and five apartment units within the lowrise zone. Floor three contains ten additional units across both zones. Parking access is provided from 59<sup>th</sup> Avenue SW to a surface parking garage adjacent to the 59<sup>th</sup> Avenue SW façade. Parking for 30 spaces is provided. Amenity space is provided at grade at the perimeter of the site surrounding the surface parking area.

Massing Scheme Three includes one three-story building. The building has a wedge shaped massing that is located adjacent to the Alki Avenue SW street property line and the 59<sup>th</sup> Avenue SW property line. The building massing is setback from the west, east and south property line according to lowrise setback standards. Ground level commercial space is provided along Alki Avenue SW and the northwest corner of 59<sup>th</sup> Avenue SW. A residential lobby is located between the two commercial spaces. Floor two contains four live work units within the commercial zone and five apartment units within the lowrise zone. Floor three contains 11 additional units across both zones. Parking access is provided from Alki Avenue SW in the northeast corner. Surface parking for 29 parking stalls is provided adjacent to the 59<sup>th</sup> Avenue SW façade. Amenity space is provided at grade at the perimeter of the site surrounding the surface parking area.

Massing Scheme Four (the preferred massing option) includes one three-story building. The building has a wedge shaped massing that is located adjacent to the Alki Avenue SW street property line and the 59<sup>th</sup> Avenue SW property line. The building massing is setback from the west, east and south property line according to lowrise setback standards. Ground level commercial space is provided along Alki Avenue SW. A residential lobby is located on 59<sup>th</sup> Avenue SW adjacent to the commercial space on Alki Avenue SW. Floor two contains five live

work units within the commercial zone and five apartment units within the lowrise zone. Floor three contains ten additional units across both zones. Parking access is provided from 59<sup>th</sup> Avenue SW to a surface parking garage adjacent to the 59<sup>th</sup> Avenue SW façade. Parking for 28 spaces is provided. Amenity space is provided at grade at the perimeter of the site surrounding the surface parking area.

## **PUBLIC COMMENT**

The following comments, issues and concerns were raised during the public comment portion of the Early Design Guidance meeting:

- Concerned residential buildings located on Marine Avenue SW will be shadowed by the proposed development.
- Noted recent safety concerns at Whale Tale Park. Felt an open parking area may experience similar safety concerns.
- Development proposed is too large for the site, noting the proposed commercial and residential uses trigger a substantial number of parking stalls.
- Concerned the location of parking will create a long, blank wall, deadening the space between the building and the sidewalk along 59<sup>th</sup> Avenue SW.
- 59<sup>th</sup> Avenue SW façade would benefit from ground floor retail or residential use.
- Noted driveway access so close to the corner is problematic. The driveway access should be located to the south in the residential zone.
- Left turns from Alki Avenue SW into the driveway will be challenging. Access to garage should be a right turn only from 59<sup>th</sup> Avenue SW.
- The glass walls are to 'slick' for Alki Avenue SW, would like to see the windows divided into smaller forms.
- Additional massing alternatives should be provided.
- Would like to see massing concepts that are two stories similar to building directly south.
- Concerned about proposed landscaping. Noted Alki's windy, salt-air is hostile to plants and landscaping is subject to failure. Encouraged appropriate landscaping to avoid substantial, ongoing maintenance.
- Concerned adjacent property owners will lose view to Alki Beach.

### **SECOND EARLY DESIGN GUIDANCE MEETING: July 17, 2014**

The packet includes materials presented at the Recommendation meeting, and is available online by entering the project number at this website:  
[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp)

or contacting the Public Resource Center at DPD:

**Address: Public Resource Center**  
700 Fifth Ave., Suite 2000  
Seattle, WA 98124  
Email: PRC@seattle.gov

## PUBLIC COMMENTS

Several members of the public were in attendance at the Second Early Design guidance meeting held on July 17, 2014. The following comments, issues and concerns were raised:

- Expressed concern regarding potential negative impacts to views and light for adjacent residents.
- Felt building is out of scale with the existing neighborhood context
- Felt parking entrance on 59th may impact pedestrian safety and flow.
- Expressed concern about lack of on-site commercial loading spaces.
- Questioned need for a four story elevator penthouse.
- Concerned about lack of parking availability provided on site.
- Expressed a preference for the revised design which locates residential units at ground level 59<sup>th</sup> Avenue SW.
- Would like to see additional study of a two building proposal.
- Would like to see parking access off Alki Avenue SW.
- Felt the office building is too monolithic along Alki Avenue SW.
- Would like to see the kayak and bicycle parking located in the SE corner of the lot.

## PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines of highest priority for this project.

### FIRST EARLY DESIGN GUIDANCE February 20, 2014

#### DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the [Design Review website](#).

## CONTEXT & SITE

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

## **CS1-A Energy Use**

**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

At the Early Design Guidance Meeting the Board noted they would like to see more detail on the how solar, wind and/or geothermal energy use is incorporated into the building design at the 2<sup>nd</sup> EDG Meeting.

## **CS1-B Sunlight and Natural Ventilation**

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

At the Early Design Guidance Meeting the Board felt the preferred massing alternative should evolve to maximize sunlight into the long, narrow the units on west facing façade.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

At the Early Design Guidance Meeting the Board encouraged use of shading devices to manage solar gain from the afternoon sun on the west facing façade.

## **CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

### **CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

At the Early Design Guidance Meeting the Board felt the architectural concept should incorporate attributes found in the local character of the Alki Beach neighborhood.

### **CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

At the Early Design Guidance Meeting the Board expressed concern on the perceived scale of the ground floor commercial spaces facing the beach. The Board felt the site design should incorporate an additional ground level setback at the street property line facing Alki Avenue SW. The Board noted the setback space should be designed to accommodate a connection between interior and exterior spaces, such as providing areas for outdoor seating. The Board did not feel

a continuous setback was necessary but felt additional setbacks at strategic locations are needed. Setbacks at building corners and in the center of the façade could break up the monolithic street presence, provide relief for adjacent buildings, and for pedestrians at the intersection of Alki Avenue SW and 59<sup>th</sup> Avenue SW.

### **CS2-C Relationship to the Block**

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

At the Early Design Guidance Meeting the Board appreciated the architectural rendering presented at the EDG meeting. The Board felt the rendering which incorporates glass on each façade at the corner, terraces, and projecting roof forms demonstrates an appropriate corner treatment for the intersection of Alki Avenue SW and 59th Avenue SW.

### **CS2-D Height, Bulk, and Scale**

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

At the Early Design Guidance Meeting the Board felt building massing, modulation, material application and ground-level screening was particularly important to minimize impacts for residential units to the east and south. The Board would like to see more detail on how the proposed site and building design responds to this guideline at the next Early Design Guidance Meeting.

**CS3 Architectural Context and Character:** Contribute to the architectural character of the neighborhood.

### **CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

At the Early Design Guidance Meeting the Board was supportive of the proposed architectural concept which includes heavy timber or steel structural projections supporting upper-level building terraces with extensive vegetation.

The Board noted that the expansive glass facades facing Alki should be designed to a smaller scale similar to the other commercial uses found on Alki Avenue. The Board felt the applicant could draw on some of the older character buildings in the neighborhood to inform the more detailed material application and scaling of building bays. The Board felt the scale and texture of the ground level design should be sensitive to the character of the beach neighborhood.

## PUBLIC LIFE

### **PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

#### **PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

At the Early Design Guidance Meeting the Board noted that 59<sup>th</sup> Avenue SW provides a pedestrian connection from Alki Avenue SW to Whale Tale Park directly south. The Board was concerned about the massing, access and blank facade facing 59<sup>th</sup> Avenue SW. The Board felt the facade and setback along 59<sup>th</sup> Street should be developed to positively contribute to the opens space connection. The Board felt to be successful the building must incorporate a residential presence at ground level along 59<sup>th</sup> Avenue SW.

#### **PL1-B Walkways and Connections**

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

At the Early Design Guidance Meeting the Board noted Alki Avenue SW is a year-round as public amenity. The Board felt the ground level façade facing the beach should be treated to encourage use year-round use by providing additional setback space as noted previously. The additional setback should be designed to support the pedestrian flow, accommodate outdoor seating, and support an interior exterior connection.

### **PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

#### **PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

At the Early Design Guidance Meeting the Board gave guidance that the garage 59<sup>th</sup> Avenue SW should include a secure garage entry. The Board also gave guidance that the revised design



should incorporate an active residential presence at ground level on 59<sup>th</sup> Street to bring eyes onto the street and setback area. The Board was very concerned the proposed long, blank façade would foster a less desirable use of space.

## **PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

At the Early Design Guidance Meeting the Board supported the proposed design aesthetic which includes 6-foot heavy timber or steel cantilevered overhead weather protection but noted the structure may be too heavy. The Board felt the overhead weather protection should include variety, with a kit of parts, to allow light penetration to the pedestrian walkway below.

## **PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

### **PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

At the Early Design Guidance Meeting the Board noted that the buildings two uses, commercial and residential, needed two distinct entries similar to Massing Scheme 1. At the 2<sup>nd</sup> EDG Meeting, the Board would like to see further consideration on how the ensemble of elements are used to visually identify the various uses and entries.

### **PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

At the Early Design Guidance Meeting the Board directed that the residential edge on 59<sup>th</sup> Street should be developed consistent with PL3-A: locate a residential lobby and preferably additional residential units at ground level to activate the façade and avoid a long parking screening wall at ground level along the sidewalk.

### **PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

At the Early Design Guidance Meeting the Board requested that the applicant provide more information about the how the project's ground level design facing Alki Avenue SW incorporates this guideline at the Second Early Design Guidance Meeting.

## **PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

### **PL4-C Planning Ahead For Transit**

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

At the Early Design Guidance Meeting the Board noted there is an existing bus stop on Alki Way SW. The Board would like to see more information on the relationship of entries, building setbacks and open space to the bus stop at the 2<sup>nd</sup> EDG Meeting. The applicant should investigate an additional setback or increased sidewalk width in the right-of-way at the corner of Alki Avenue SW and 59<sup>th</sup> Avenue SW. The setback should be designed to accommodate safe pedestrian flow at the corner which will be particularly important given the proposed driveway location.

## **DESIGN CONCEPT**

### **DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

#### **DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

At the Early Design Guidance Meeting the Board was concerned about the driveway location on 59<sup>th</sup> Avenue SW, which is located very close to the corner intersection with Alki Avenue SW. The Board noted the driveway would ideally be located to the south on 59<sup>th</sup> Street, but conceded that the land use code does not allow this access point nor a departure for this access location. The Board also noted driveway access on Alki was even less preferable. The Board ultimately was supportive of the driveway location and the departure request to limit the driveway and curbcut width to 12 feet rather than code required 22 feet.

#### **DC1-C Parking and Service Uses**

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

At the Early Design Guidance Meeting the Board noted that subterranean parking is not an option on this site given the presence of Environmentally Critical Area: Peat. The Board was concerned about blank façade impacts of the ground level parking design as noted in response to Guideline PL3-A and PL3-B. In addition to the 59<sup>th</sup> Avenue SW façade, the Board noted parking screening on the east and west property lines was also important. At the 2nd Early Design Guidance Meeting the Board would like to more detail for the proposed screening.

The Board also requested more information on how trash and recycling would function on pick up day. At the Second Early Design Guidance meeting the applicant should provide information on the location of staging for receptacles while they are waiting to be picked up. The Board felt the staging location should be located outside of the driveway and pedestrian walkway.

**DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

#### **DC2-A Massing**

**DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

At the Early Design Guidance Meeting the Board felt of the four design options presented, Massing Scheme One provided the best massing and façade treatment facing 59<sup>th</sup> Street.

Massing option one includes residential lobby on 59<sup>th</sup> Street which helps activate the façade by locating a residential uses at ground level. Massing Scheme One also divides the structure into two buildings which reduces the overall mass and resolves many of the floor to floor issues identified in the preferred massing alternative.

The Board was not satisfied with the four massing alternatives presented at the Early Design Guidance Meeting. The Board felt a minimum of two different massing alternatives should be presented at the Second Early Design Guidance Meeting. The new massing alternatives should incorporate the following guidance:

- a) Include two separate entries for residential and commercial uses. One entry should be located along the 59<sup>th</sup> Avenue SW façade at ground level.
- b) Provide a massing alternative that divides the structure into two separate buildings, one in each zone, similar to Massing Scheme One.
- c) An additional massing alternative with one building may be presented if the massing alternative incorporates the provided guidance and each street façade responds appropriately to the two distinct street characters.
- d) Include residential use at ground level on 59<sup>th</sup> Avenue SW. The residential use would include a residential lobby at a minimum and preferably also include ground level residential unit(s).
- e) Include variations in ground level massing and setbacks on Alki Avenue SW to accommodate outdoor seating, add 'Alki' scaling, and treat key areas such as the two building corners.
- f) Investigate ways the upper level setback and modulation on Alki Avenue SW can be incorporated into the ground level design.
- g) Provide more information showing the East and South façade treatment at each level.

## **DC2-B Architectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

At the Early Design Guidance Meeting the Board directed the building facade facing the residential units to the east should be treated with modulation, variation and rhythm to create a more interesting, privacy focused façade. The Board was supportive of the concept of outdoor storage rooms to add visual interest and screening.

## **DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

At the Early Design Guidance Meeting the Board noted that once the massing and programming was resolved, the secondary architectural features shown in concept would be important to add visual depth and interest.

#### **DC2-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

Particularly important on the Alki façade, the Board directed that the ground level treatment include human scale, proportion and texture.

#### **DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

At the Early Design Guidance Meeting the Board liked the large amount of transparency proposed facing Alki Avenue SW but noted that the architectural concept should read as small commercial spaces and residential units rather than an office building.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

#### **DC3-A Building-Open Space Relationship**

**DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

As noted in the guideline CS2-B, PL1-A, PL3-A, PL3-B the Board is particularly interested in how the ground level uses on Alki Avenue SW and 59<sup>th</sup> Avenue SW interact with the public and semipublic open spaces at street level on respective facades.

### **DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

At the Early Design Guidance Meeting the Board directed the applicant to provide more detail on the proposed treatment ground level open spaces on 59<sup>th</sup> Avenue SW and at the perimeter of the site at the 2<sup>nd</sup> EDG Meeting. The Board was concerned about the viability of open space provided at each property line surrounding the parking. The Board felt these spaces most likely would be used solely as parking screening. The Board would like to see details on programming, landscaping, paving treatment for each area. The Board was supportive of the departure request to locate lowrise residential amenity space on a rooftop deck provided in the commercial zone adjacent to the beach.

### **DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

#### **DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

At the Early Design Guidance Meeting the Board was supportive of the proposed heavy timber or steel exposed beams, masonry and moving glass walls on the Alki sidewalk. The Board would like to see more detail about the proposed materials at the next meeting.

#### **DC4-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

At the Early Design Guidance Meeting the Board requested a complete signage plan responding to adopted City Design Guidelines at the Recommendation Meeting.

#### **DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

At the Early Design Guidance Meeting the Board requested a complete lighting plan responding to adopted City Design Guidelines at the Recommendation Meeting.

#### **DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**DC4-D-2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

At the Early Design Guidance Meeting the Board requested a complete planting plan and green factor worksheet prepared by a landscape architect with all plants species identified at Recommendation Meeting. The Board noted planting choices should be appropriate the beach climate. The Board was supportive of the proposed terraced landscaping concept presented at EDG.

### **SECOND EARLY DESIGN GUIDANCE PRIORITIES & BOARD RECOMMENDATIONS: July 17, 2014**

At the Second Early Design Guidance meeting, the Board discussed the response to the EDG and offered the following recommendations for the proposal to meet the applicable Design Review Guidelines identified at the EDG meeting.

- 1. Massing.** The Board preferred massing scenario 4 which located residential uses at ground level on 59<sup>th</sup> Avenue SW. However, the Board agreed the building massing needed a delicate, light transition between the commercial Alki Avenue SW façade and the more residential 59<sup>th</sup> Avenue SW façade.
  - a) The Board felt strongly the location of elevator and stair, next to the vehicle access, should be reversed, so that a high-quality, transparent stair is located along the right-of-way. The Board felt the stair should be an integral part of the overall architectural concept but also provide the transition from Alki to 59<sup>th</sup> Avenue SW (CS2-C, CS2-D, PL2-B, DC2-A, DC2-B, DC2-C).

- b) The Board felt the ground level setback provided in the northwest corner of the site was a great addition to the project. The Board felt the setback provided in the northeast corner of the site should be sized similarly so that it provides a usable outdoor space (PL3-C).
- c) The Board felt the upper level decks facing Alki on floors 2 and 3 must be adequately sized so they can be usable by commercial and residential tenants. The Board encouraged the applicant to take cues from other decks facing Alki and provide larger spaces (DC3-A).
- d) The Board felt the overhead weather protection provided within the right-of-way must be resolved to accommodate the street tree canopy (PL2-C, DC4-D).
- e) At the Recommendation Meeting, the Board requested perspective views from all four corners of the massing (DC2-A).

**2. Architectural Concept and Materials.** The Board expressed concern about the direction of the architectural concept and materials proposed at the 2<sup>nd</sup> EDG meeting. The Board noted they preferred the concept presented at the 1<sup>st</sup> EDG meeting, which included heavy dark timber, blackened steel and glass. The Board felt the revised proposal at 2<sup>nd</sup> EDG was a regression and the Board recommended the applicant to return to the first concept.

- a) The Board noted that the revised façade articulation and material composition, including the heavy deck railing, felt more massive. The Board felt strongly the material composition needed to become lighter as represented in the 1<sup>st</sup> EDG or the massing needed to change to minimize the bulk of the structure on Alki Avenue SW (DC2-A).
- b) The Board noted they would be less concerned about additional setback and modulation facing Alki if the architectural concept and material application was more consistent with the heavy timber, glass and blackened steel represented in the first EDG meeting and architectural rendering (DC2-A, DC4-A).
- c) The Board felt the signage proposed over the parking entry was unresolved and not consistent with the neighborhood context. The Board felt the signage was more appropriate at a strip mall. At the Recommendation Meeting the Board requested a more thoughtful, moderate signage concept for the live work unit's accessed from the 59<sup>th</sup> Avenue SW façade (DC4-B).
- d) The Board expressed concern regarding the multi-story blank wall along the east property line. The Board noted the wall will be visible for a substantial distance down Alki Avenue SW. The Board felt the applicant should study the material application, including texture, scale, pattern, color and potentially windows, to mitigate the blank wall (DC2-B1 and B2, DC4).
- e) At the Recommendation Meeting, the Board requested construction details of the panels and specifics on reglets, reveals and rain screen (DC4-A).

**59<sup>th</sup> Avenue SW.** The Board agreed massing scheme #4 provided the better design solution by locating residential units at ground level along 59<sup>th</sup> Avenue SW.

- a) The Board felt the neighborhood examples of ground level patio/porches provided a good direction for the site design along 59<sup>th</sup> Avenue SW. At the Recommendation Meeting, the Board would like to see more detail on hardscape, landscape, porch programming within the setback space. The Board encouraged the applicant to make



the porch and patios as large as possible to create outdoor rooms (CS2-B, PL1-A, PL3-B).

- b) At the Recommendation Meeting, the Board would like to see a well designed door for the kayak and bike parking along the 59<sup>th</sup> Avenue SW façade (DC1-C).

**East Façade.** The Board was particularly concerned about the treatment of the east façade. The Board felt substantial efforts were necessary to resolve massing and screening concerns.

- c) The Board felt strongly that the exterior storage spaces on the balconies should be removed and if provided should be located interior to the structure. The Board felt the residential units should include transparency on east façade to allow light in both sides of the units (DC2-B, DC2-D).
- d) The Board felt the exterior walkways should be enhanced with falling or climbing landscaping to soften the building and provide garden court feeling for people coming to the site (DC4-D).
- e) At the Recommendation Meeting, the Board requested a study of successful open corridor case studies. The Board felt a study of positive examples should inform the development of this site (DC4-D).
- f) The Board suggested that the support poles in the parking court be more substantial and integrated into the overall architecture of the building (DC2-B, DC2-C).
- g) The Board agreed that the materiality of the parking area should be designed toward the pedestrian to create the feeling of a court. The Board noted the Roosevelt Building (DPD Project 3013751) as a good example. The Board preferred use of pavers to allow water to drain but would also review scored concrete with additional landscaping on the edges would meet the same intent (DC2-D, DC4-D).
- h) The Board felt sufficient soft scape space must be provided along the east property line to incorporate vertical landscaping, including trees, along the east property line to provide a landscape buffer between the upper levels of the building and the adjacent residential units (DC4-D).

## **DEVELOPMENT STANDARD DEPARTURES**

At the time of the **SECOND** Early Design Guidance the following departures were requested:

1. **Driveway Width (SMC 23.54.030 D2a2):** The Code requires driveways serving nonresidential uses to be a minimum of 22 feet wide for two way traffic. The applicant proposes a driveway 12 feet wide.

The Board indicated early support for the requested driveway width departure request. The Board noted that reducing driveway width to the minimum necessary to provide access would lessen vehicular impacts to the pedestrian experience along 59<sup>th</sup> Avenue SW. The Board directed that the street right-of-way area should be designed to emphasize use of the sidewalk for pedestrians and create a safe, attractive condition for pedestrians consistent with Design Guideline DC1-B Vehicular Access and Circulation. At the Recommendation Meeting the Board like more detail on the material of the door, if provided. The Board there should be views from the sidewalk into the heavily landscaped parking court.

2. **Curb Cut Width (SMC 23.54.030 F2b2):** The Code requires curb cuts serving nonresidential uses to be a minimum of 22 feet wide. The applicant proposes a curb cut 12 feet wide.

The Board indicated early support for the requested curbcut width departure request. The Board noted that reducing the driveway and associated curb cut width to the minimum necessary to provide access would diminish impact to the pedestrian experience along 59th Avenue SW. The Board directed that the street right-of-way area should be designed to emphasize use of the sidewalk for pedestrians and create a safe, attractive condition for pedestrians consistent with Design Guideline DC1-B Vehicular Access and Circulation.

#### **BOARD DIRECTION**

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.